



50 Main Road, Emsworth

In Excess of £350,000





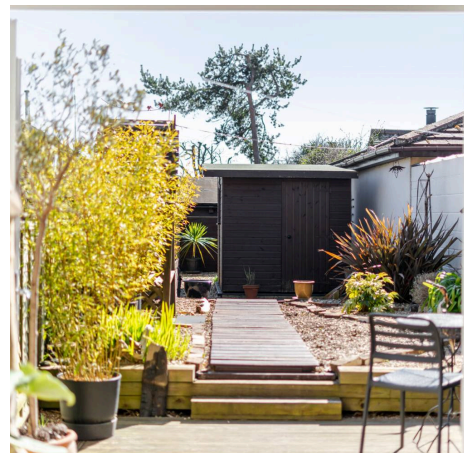
## 50 Main Road

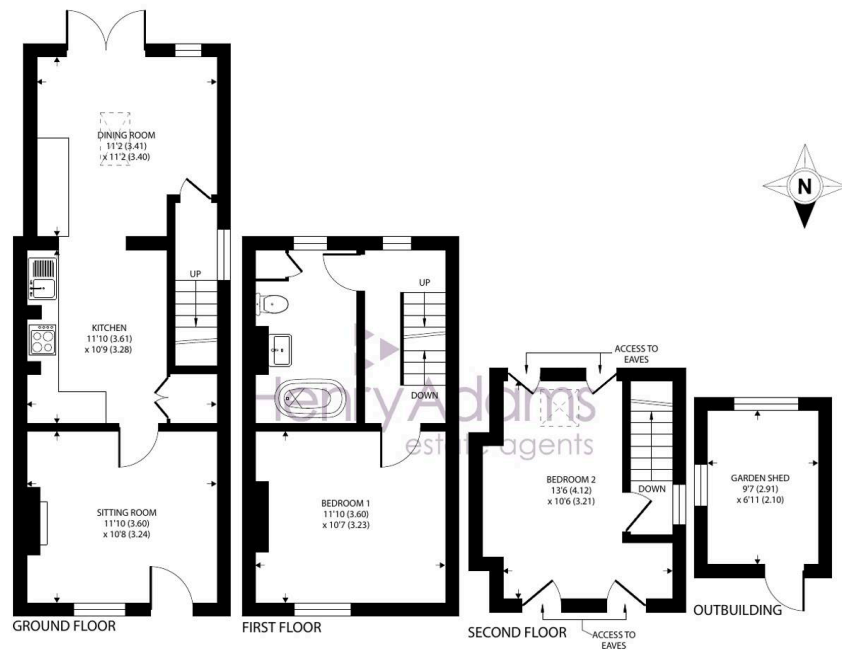
### Emsworth

Nestled in a sought-after area, this beautifully presented two-bedroom character cottage offers a charming blend of traditional features with modern upgrades. The current owner has lovingly updated and modernised the property to a high standard, ensuring a perfect balance of character and contemporary living. Step inside to discover a cosy sitting room adorned with a feature fireplace, creating a warm and inviting atmosphere. The stylish fitted kitchen with a dining area is perfect for hosting family meals or entertaining friends. Upstairs, two double bedrooms offer comfort and tranquillity, while the modern bathroom provides a luxurious touch.

Ideal for those seeking a peaceful retreat, this home boasts a low maintenance south facing garden with a relaxing seating area, providing a perfect spot to unwind outdoors. With its proximity to Emsworth Village, residents can enjoy a convenient lifestyle with shops, restaurants, cafes and amenities just a short stroll away. Whether you're looking for a holiday home, a first-time buy, or a downsizing opportunity, this property offers a versatile living space that suits a variety of needs.

- Beautifully Presented Two Bedroom Character Cottage
- Updated & Modernised To A High Standard By The Current Owner
- Character Features With A Modern Twist
- Cosy Sitting Room With Feature Fireplace





Approximate Area = 801 sq ft / 74.4 sq m  
 Outbuilding = 66 sq ft / 6.1 sq m  
 Total = 867 sq ft / 80.5 sq m  
 For identification only - Not to scale







Council Tax band: C

EPC Energy Efficiency Rating: C

#### Location

Southbourne is a small village situated just to the east of Emsworth and to the west of Chichester, both of which offer a train station. Southbourne has a local supermarket for everyday goods nearby, with Emsworth shops being even closer, as well as several local pubs, cafes and restaurants. There is a bus service nearby (approx. 3 buses per hour) with Southbourne and Emsworth train station connecting you to London Victoria, Gatwick, Brighton, Southampton and Portsmouth. There are some lovely walks in the near vicinity, with the foreshore nearby at Prinsted and Chidham being two notable examples, both of which have beautiful scenery and an abundance of wildlife. There are numerous sporting activities in the area, including windsurfing and surfing in the Witterings, and golf and horse racing at Goodwood, just to the north of Chichester. Goodwood also hosts the famous Festival of Speed and Revival Meetings.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.